

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., 9-1-01
Project Name and Location: DSW Shoe Warehouse
2112 S. University Drive Bay #52

TITLE OF AGENDA ITEM: DSW Shoe Warehouse

REPORT IN BRIEF: The applicant requests a site plan modification to convert the southern half (24,831 s.f.) of the former Upton's retail store within the Tower Shops Plaza into a "DSW Shoe" store. The exterior modification will include a new design that incorporates existing building elements along with new features that are unique to the DSW Shoe corporation. The building's parapet has been modified to work with two proposed columns reflective in the "Old Navy" building elevation to the north. An existing tower and lower canopy columns have been removed. Store front glazing has been added to the upper and lower portions the entryway as well as full length windows flanking both sides of the columns. Decorative blue canvas awnings are shown above the north and south windows as well as the main entry doors. All of the building colors will match the existing color scheme.

PREVIOUS ACTIONS: The original site plan for Tower Shoppes was approved in 1985. A color change and building elevation for "Old Navy" was approved by Town Council on January 19, 2000.

CONCURRENCES: Site Plan Committee: motion to approve
subject to the conditions in the planning report (motion carried 4-0 Judy Paul absent, September 25, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 9-1-01 subject to the following conditions prior to the issuance of a building permit.

1. Provide a detail of the proposed columns between the windows to the north and south of the entrance columns.
2. Show on the site plan where the existing Sabal Palms will be relocated to during construction and what plantings will be installed after construction.
3. Provide a note on the site plan that all plantable areas disturbed by construction shall maintain irrigation by the existing system.

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Application #: SP 9-1-01
DSW Shoe Warehouse

Item No.

Revisions:

Exhibit "A":

Original Report Date: September 21, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: TRI-County Associates, Inc.

Agent:

Name: Turnberry Associates

Address: 19501 Biscayne Blvd. #400

Address: 19501 Biscayne Blvd. #400

City: Aventura, FL 33318

City: Aventura, FL 333180

Phone: 954-937-6200

Phone: 954-937-6200

BACKGROUND INFORMATION

Application Request: Building modification approval

Address/Location: 2112 S. University Drive Bay #52

Land Use Plan Designation: Commercial

Zoning: B-3 (Planned Business Center District)

Existing Use: Tower Shoppes retail center

Proposed Use: Tower Shoppes retail center

Surrounding Land Use:

North: Commercial

South: Commercial and multi-family residential

East: Single family residential

West: Commercial

Surrounding Zoning:

North: B-3, (Planned Business Center District)

South: B-2, (Planned Business District) and RM10, (Medium Density Dwelling District)

East: PUD, (Planned Unit District)

West: B-2, (Community Business District) (Old Code)

ZONING HISTORY

Previous Requests on Same Property: The original site plan for Tower Shoppes was approved in 1985. A color change and building elevation for “Old Navy” was approved by Town Council on January 19, 2000.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. *Building modification:* The applicant requests a site plan modification to convert the southern half (24,831 s.f.) of the former Upton’s retail store within the Tower Shops Plaza into a “DSW Shoe” store. The exterior modification will include a new design that incorporates existing building elements along with new features that are unique to the DSW Shoe corporation. The building’s parapet has been modified to work with two proposed columns reflective in the “Old Navy” building elevation to the north. An existing tower and lower canopy columns have been removed. Store front glazing has been added to the upper and lower portions the entryway as well as full length windows flanking both sides of the columns. Decorative blue canvas awnings are shown above the north and south windows as well as the main entry doors. All of the building colors will match the existing color scheme.
2. *Site:* The site plan will remain as existing.
3. *Landscaping:* Landscaping within the parking area will remain as existing.
4. *Signage:* Signage area has been shown on the elevations for location only.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 5 which is predominantly residential use developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along University Drive and Orange Drive corridors.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 99 of the "Davie Towne Centre Plat" with a note restricting the use to 675,000 square feet of commercial use, 80,000 square feet of office and a 550 room hotel.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 9-1-01 subject to the conditions listed below prior to the issuance of a building permit:*

1. Provide a detail of the proposed columns between the windows to the north and south of the entrance columns.
 2. Show on the site plan where the existing Sabal Palms will be relocated to during construction and what plantings will be installed after construction.
 3. Provide a note on the site plan that all plantable areas disturbed by construction shall maintain irrigation by the existing system.
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Site Plan Committee

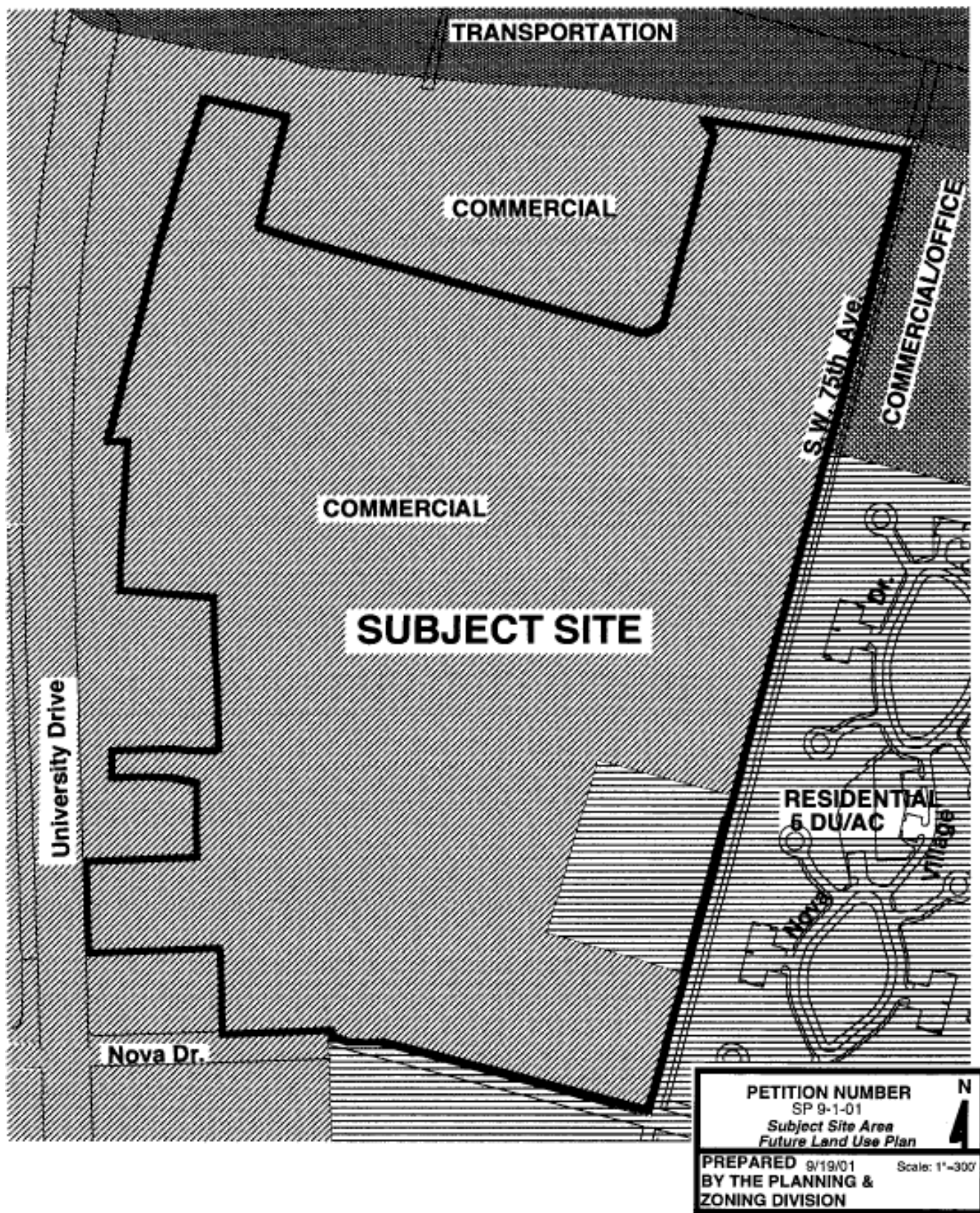
Site Plan Committee Recommendation: Site Plan Committee: motion to approve subject to the conditions in the planning report (motion carried 4-0 Judy Paul absent, September 25, 2001).

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____



SP 9-1-01



SP 9-1-01